

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142906/NMC/2025

Date registered valid: 8 May 2025

Proposal: Non-material amendment to condition 2 (approved plans) of planning permission 127612/FO/2020, to alter the bracing to the flue to the western elevation.

Address: Old Granada Studios , Manchester, M3 3GS

Ward(s): Deansgate Ward

Applicant: Manchester Quays (OGS) Developments Limited

Agent (if any): Michael Percival Deloitte LLP

Case officer: Lucy
Tel: 0161 234 Harrison
Email: lucy.harrison@manchester.gov.uk 5795

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

This application relates to the Old Granada Studios site, which is on the south side of Quay Street, bounded by Atherton Street to the east. The site has been partly redeveloped and partly converted into a 175-bed hotel with associated private members club, rooftop bar and restaurant and external terrace, in addition to the erection of a new ten storey office building and ground floor retail or workspaces, retention of filming studios and erection of modular workspaces with associated access and servicing arrangements, public realm and other associated works. The area has a mixture of commercial, entertainment and leisure uses, as well as residential.

Description of development

The proposal is to reconfigure the line of the two flues approved as part of the development and to add bracing to the flues.

Consultations & Notification Responses

None required.

Issues

The main issue to consider is whether the proposed changes would have a material planning impact on the approved scheme.

At the top of the building the new extension floors are set back relative to the existing facade. The approval was for two straight vertical boiler flues running tight to the building up to Level 7, before the building steps back, so that the flues would sit c.1600mm off the face of the building at Levels 8 - 10. Following design development, the flues would need to be set back to continue tight to the building to roof level with more substantial bracing introduced for safety/stability.

The change would be at high level and visibility of the flue would be broadly obscured by Manchester Goods Yard and is difficult to see from Goods Yard Street in St. John's. Any visual impact of the proposed amendment would be lessened by the flue and bracing being tight to the building. Given the above, it is considered that the proposed changes would have little impact on the overall appearance of the development. Therefore, the changes would not have a material impact on the approved scheme and are acceptable.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval

1) The proposal seeks alterations to the approved plans due to the need to alter the bracing to the flue to the western elevation of the building.

2) Each phase of the development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings:

180146-3DR-Z0-XX-DR-D112 Rev A Zone Plan ;
180146 3DR Z0 XX DR D001 Rev A Site Location Plan;
180146 3DR Z0 XX DR D002 Rev B Existing Site Plan;
180146 3DR Z2 LG DR D 099 Rev E Proposed GA Plan Lower Ground Floor;
180146 3DR Z0 00 DR D 100 Rev H Proposed GA Plan Ground Floor;
180146 3DR Z2 01 DR D 101 Rev E Proposed GA Plan First Floor;
180146 3DR Z2 02 DR D 102 Rev E Proposed GA Plan Second Floor;
180146 3DR Z2 03 DR D 103 Rev E Proposed GA Plan Third Floor;
180146 3DR Z2 04 DR D 104 Rev B Proposed GA Plan Fourth Floor;
180146 3DR Z0 05 DR D 105 Rev D Proposed GA plan Fifth Floor;
180146 3DR Z0 06 DR D 106 Rev A Proposed GA Plan Sixth Floor;

180146 3DR Z0 07 DR D 107 Rev E Proposed GA Plan Seventh Floor;
180146 3DR Z0 08 DR D 108 Rev E Proposed GA Plan Eighth Floor;
180146 3DR Z0 09 DR D 109 Rev E Proposed GA Plan Ninth Floor;
180146 3DR Z0 10 DR D 110 Rev E Proposed GA Plan Tenth Floor;
180146 3DR Z0 RF DR D 111 Rev E Proposed GA Plan Roof Plan;
180146 3DR Z0 SE DR D 120 Rev D Proposed Section A-A ;
180146 3DR Z0 SE DR D 121 Rev B Proposed Section B-B;
180146 3DR Z0 SE DR D 122 Rev C Proposed Section C-C;
180146 3DR Z2 SE DR D 123 Rev E Proposed Section D-D;
180146 3DR Z2 SE DR D 124 Rev E Proposed Section E-E;
180146 3DR Z0 SE DR D 125 Rev D Proposed Section F-F;
180146 3DR Z2 SE DR D 126 Rev E Proposed Section G-G;
180146 3DR Z0 SE DR D 130 Rev J Proposed East Elevation All Zones;
180146 3DR Z0 SE DR D 131 Rev D Proposed South Elevation All Zones;
180146 3DR Z0 SE DR D 132 Rev G Proposed West Elevation All Zones;
180146 3DR Z0 SE DR D 133 Rev I Proposed North Elevation All Zones;
180146 3DR Z0 SE DR D 135 Rev D Proposed Long East Elevation;
180146 3DR Z0 SE DR D 136 Rev C Proposed Long South Elevation;
180146 3DR Z2 SE DR D 137 Rev D Proposed Long West Elevation;
180146 3DR Z2 SE DR D 138 Rev D Proposed Long North Elevation;

Hurstwood Environmental drawings

63050-VAU-Z6-01-DR-N-5702;
63050-VAU-Z6-05-DR-N-5706;
63050-VAU-Z6-04-DR-N-5705;
63050-VAU-Z6-06-DR-N-5707;
63050-VAU-Z6-03-DR-N-5704;
63050-VAU-Z6-02-DR-N-5703;
63050-VAU-Z6-07-DR-N-5708;
OGS-VES-Z6-08-DR-M-5709;
OGS-VES-Z6-09-DR-M-5710;
63050-VAU-Z6-LG-DR-N-5700;
63050-VAU-Z6-GF-DR-N-5701;
63050-VAU-Z6-XX-DR-N-5700;

Drawings approved under CDN/22/0749

56434_21_1B Pool Glazing Details;
56434_2_1 Proposed Glass Roof Scheme;
56434_2_3 Proposed Glass Roof Scheme;
Z5-GA 035 East Elevation Zone 5;
Z5-GA 036 West Elevation Zone 5;
Z5-GA 038 North Elevation Zone 5;
441-115 Zone 5 L8 CW12 East Elevation GA & Sections;
441-116 Zone 5 L8 CW11 North Elevation GA & Sections;
441-117 Zone 5 L8 CW9 & CW11 West Elevation GA & Sections;
441-112 Zone 5 L9 CW6 East Elevation GA & Sections;
441-113 Zone 5 L9 CW7 North Elevation GA & Sections;
441-114 Zone 5 L9 CW8 West Elevation GA & Sections;
441-200 Zone 5 L9 Plan & Sections;
C7123-LV-001 Rev A Plant Screen;
C7123-LV-002 Rev A Plant Screen Elevations;
C7123-SK-220810 Screen Modifications prepared by Soho House stamped as received by the Local Planning Authority on 20th October 2022; and

External Rooftop Window Treatment Schedule prepared by Soho House stamped as received by the Local Planning Authority on 20th October 2022;
22-049-SI-02 - Proposed Signage Elevation; and
22-049-SI-01 - Proposed Signage Elevation North Façade prepared by Allied London stamped as received by the Local Planning Authority on 20th October 2022.

Documents:

180146_3DR_RP_Z2 Planning Amendments June 2021 prepared by 3D Reid;
Design and Access Statement, including Public Realm Strategy, prepared by 3D Reid;
Statement of Consultation and Addendum prepared by Deloitte;
Archaeological Desktop Report prepared by Salford Archaeology;
Archaeological Excavation Report prepared by Salford Archaeology;
BREEAM Pre-Assessment prepared by Crookes Walker Consulting;
Environmental Standards Statement (including Blue and Green Infrastructure Statement) prepared by Element Sustainability;
Energy Statement prepared by Crookes Walker Consulting;
Ventilation Strategy prepared by Crookes Walker Consulting;
Heritage Statement prepared by Stephen Levrant Heritage Architecture;
Ecological Assessment prepared by ERAP;
Drainage Strategy prepared by Curtins;
Crime Impact Statement prepared by Greater Manchester Police;
Transport Statement prepared by Vectos;
Framework Travel Plan prepared by Vectos;
Phase 1 and 2 Ground Conditions Reports prepared by Curtins;
UXO Survey undertaken by Planit Surveys;
Acoustic Statement prepared by Sandy Brown;
Construction Management Plans prepared by B&K and ARJ;
Waste and Servicing Management Strategy prepared by Vectos;
Tech Note 01 - OGS Zone 6 Waste Update June 2021, prepared by Vectos;
TV Impact Report prepared by ScS Technologies;
Air Quality Assessment prepared by Hilson Moran;
Dust Assessment (Air Quality Management Plan) prepared by Hilson Moran;
Lighting Assessment prepared by Hoare Lea;
Hotel Management Strategy prepared by SHG;
Sunlight and Daylight Statement prepared by GVA Schatunowski Brooks stamped as received by the Local Planning Authority on 11 August 2020;
External Materials Schedule and QA procedures dated 02 November 2020 prepared by Bowmer and Kirkland;
The letter from Deloitte LLP dated 16 January 2023;
The Design for Security letter FAO Daniel Jamison, Zone 6 OGS dated 01 December 2021;
The security specifications set out in Section 4 of the Crime Impact Statement dated May 2017;
The drawing referenced Zone 6 - Level B1 Proposal - Floor types - 190239-3DR-Z6-B1-DR-E-162 Rev C;
Manchester Mollie's External Signage document dated July 2021;
The OGS Zone 6 Confirmation Letter and its appendices prepared by Bowmer and Kirkland;
The Appendices to this letter are the Phase 2 Site Investigation prepared by Curtins (Appendix A);
Pre-demolition exploratory hole locations plan prepared by Curtins dated 14/03/18 (Appendix B);
Chemical Analysis undertaken by Concept Life Sciences dated 09 April 2018 (Appendix C);
Excavation photos (Appendix D) and the Site Waste Management Plan;
Waste Transfer documentation (Appendix E);

Waste Management Strategy (Discharge of Condition 16), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022;
GTech Surveys Limited Television Reception Survey and Impact Assessment Old Granada Studios (OGS) dated 25/01/2022;
Travel Plan (Discharge of Condition 22), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022;
Servicing Strategy (Discharge of Condition 30), OGS, ST. JOHNS, MANCHESTER prepared by Vectos (ref VN222272) dated May 2022;
The Kawneer Curtain Wall, Framing Systems, Sliding Doors and Sotech TFC+ Rainscreen specifications;
The materials schedule dated 02 November 2020 prepared by Bowmer and Kirkland;
External Building Lighting Proposal (Zone 6) 190239-3DR-Z6-XX-DR-E-150 Rev B dated January 2021;
QP10036-Rev01 Old Granada Studios-Exterior Report dated 11 January 2022 prepared by P&A;
Plant Noise Egress Assessment Report dated July 2021 prepared by Sandy Brown;
Stage 4 Acoustic Design Report dated July 2019 prepared by Sandy Brown;
Acoustic Planning Report Ref: 15037-R17-A dated 6 December 2023 by Sandy Brown;
Sandy Brown Memo M070-A dated 13 December 2023 'L2 and L10 Rooftop Noise Egress Reassessment - Zones 4 and 5';
Zone 4 & 5 Ventilation Strategy Statement revision 02 dated 14/02/2024 by Consolux; and
Agent email re column finish 2 May 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies DM1 and SP1.

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Castlefield Conservation Area 1979

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL